

PLANNING APPLICATION REPORT

REF NO: **A/136/10/**

LOCATION: Yarmer Barn, The Vinery
 Arundel Road
 Poling

PROPOSAL: Addition of fire door and five windows to the west elevation of existing industrial building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	0.10 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Flat
TREES	Wire mesh fencing some 3m high to boundaries.
BOUNDARY TREATMENT	2.5m high wire fencing. Some mature landscaping on the eastern boundary.
SITE CHARACTERISTICS	The application site is within a much larger industrial area, within a rural location accessed directly from the A27.
CHARACTER OF LOCALITY	To the south are open fields. To the north-east is a terrace of residential properties. There is a gas storage compound on the northwest and south west area of the site.

RELEVANT SITE HISTORY

A/17/08/	Erection of 2 no. industrial buildings (Class B1)	Approve Cond 29-05-2008
A/4/10/	Continuance of use without compliance with condition no. 6 imposed under planning reference A/17/08 - to allow for industrial B8 use	Approve Cond 03-03-2010

REPRESENTATIONS

Representations received:

Angmering Parish Council

Parish Council representation:

No objection.

Comments on Representations received:

Comment on Parish Council representation:

Noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Outside the Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposed application seeks permission for the addition of a fire door together with 5 windows to the west elevation of the building. It is noted the building was the subject of a previous planning application for its change of use from an agricultural barn to B1/B8 use (Light Industry), A/42/10/ refers.

The above approval gave temporary consent to consider whether the permanent use of the building would be acceptable in that it would not detract from the private amenity of nearby properties. The alterations proposed are not considered to impact upon neighbouring residential

properties nor detract from the appearance of the building and therefore are considered to acceptable.

It is therefore recommended that the application be approved subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 This permission relates to the following approved plans:

1:1250 Location Plan; 1:500 Site Plan; Existing West Elevation Plan and Proposed West Elevation Plan.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 2 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN3, GEN7

NATIONAL POLICIES: PPS1, PPS7

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.